



**Planning Commission
September 28, 2010 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX. 78701**

Dave Anderson
Danette Chimenti - Parliamentarian
Mandy Dealey – Vice-Chair
Richard Hatfield
Alfonso Hernandez

Saundra Kirk
Jay Reddy
Dave Sullivan - Chair
Kathryne Tovo - Secretary

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes for September 14, 2010.

C. PUBLIC HEARING

1. Briefing and Possible Action:

Request: Briefing and possible action on the Green Roof Advisory Group (GRAG) Final Report to Council regarding incentives and credits for Green Roofs in Austin.

Staff: Eleanor McKinney, GRAG Chair and Matt Hollon, 974-2212, matt.hollon@ci.austin.tx.us
Watershed Protection Department

2. Code Ammendment: **C20-2009-020 - Shoreline Protections**

Location: Lake Austin Watershed

Owner/Applicant: City of Austin

Agent: Andrew Clamann

Request: Amendments to city code related to shoreline protection, trams and bulkheads on Lake Austin.

Staff Rec.: **Recommended**

Staff: Andrew Clamman, 974-2694, andrew.clamman@ci.austin.tx.us
Watershed Protection Department

3. Rezoning: **C14-2010-0024 - Mitchell Hyde Park Rezone**

Location: 209 E. 38th Street, Waller Creek Watershed, Central Austin Combined Neighborhood Plan

Owner/Applicant: Gil Liebrecht & Jason Mitchell

Agent: Vincent Gerard & Associates (Vincent G. Huebinger)

Request: SF-3-NCCD-NP to MF-1-CO-NCCD-NP

Staff Rec.: **Not Recommended**

Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

4. Plan Amendment: **NPA-2010-0019.02 - Mitchell Hyde Park Rezone/NPA**

Location: 209 E. 38th Street, Waller Creek Watershed, Central Austin Combined Neighborhood Plan

Owner/Applicant: Gil Liebrecht & Jason Mitchell

Agent: Vincent Gerard & Associates (Vincent G. Huebinger)

Request: Single-Family to Multifamily land use

Staff Rec.: **Not Recommended**

Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department

5. **Rezoning:** **C14H-1999-0018 - Brown-Dumas Blacksmith Shop**
 Location: 104 W. 2nd Street, Lady Bird Lake Watershed, Downtown NPA
 Owner/Applicant: David Mahn, agent and Emily Little, architect
 Request: CBD-CURE to CBD-H-CURE
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
 Planning and Development Review Department
6. **Rezoning:** **C14H-2010-0008 - Driskill Hotel Tower**
 Location: 117 E. 7th Street, Lady Bird Lake Watershed, Downtown NPA
 Owner/Applicant: John Spomer
 Request: CBD to CBD-H
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
 Planning and Development Review Department
7. **Rezoning:** **C14H-2010-0021 - Olson-Foster House**
 Location: 3808 Avenue H, Waller Creek Watershed, Hyde Park NPA
 Owner/Applicant: Francis Wilde
 Request: SF-3-NCCD to SF-3-H-NCCD
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
 Planning and Development Review Department
8. **Rezoning:** **C14H-2010-0022 - Bones-Stokes House**
 Location: 1107 W. 9th Street, Shoal Creek Watershed, Old West Austin NPA
 Owner/Applicant: Albert Percival and Chuck Hughes
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Not Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
 Planning and Development Review Department
9. **Rezoning:** **C14H-2010-0023 - Knippa-Huffman House**
 Location: 2414 Harris Boulevard, Shoal Creek Watershed, Windsor Road NPA
 Owner/Applicant: Clay and Mollie Duckworth
 Request: SF-3 to SF-3-H
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
 Planning and Development Review Department

- 10. Rezoning: C14-2010-0101 - Shoal Creek Blvd.**
 Location: 1808 Vance Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Reynaldo Ortiz
 Agent: J Valera Engineering (Juan Valera)
 Request: SF-3 to GO
 Staff Rec.: **Not Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department
- 11. Site Plan - Variance Request Only: SP-2010-0131C - Jae Park Project**
 Location: 4507 E. Martin Luther King, Jr. Blvd., Tannehill and Fort Branch Watershed, East MLK Combined NPA
 Owner/Applicant: Jae Park
 Request: Approve variances from Section 25-2-1067(H) - All parking areas and driveways shall maintain a setback of 25 feet from property lines adjacent to an SF-5 or more restrictive use or district [whereas the applicant is currently proposing a 5 foot setback line for an associated drive-through lane]; and Section 25-2-1063(B)(2) - A person may not construct a structure 25 feet or less from property on which a use permitted in an SF-5 or more restrictive zoning district is located [whereas the applicant is currently proposing a setback no less than 23 feet for a one-story building and a setback of 5 feet for the associated detention pond].
 Staff Rec.: **Recommended**
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
 Planning and Development Review Department
- 12. Resubdivision: C8-2009-0112.1A.SH - Guadalupe-Saldana Net Zero Subdivision**
 Location: 1126 Tillery Street, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: Guadalupe-Saldana Affordable Homes, LP (Rose Marie S. Rocha)
 Agent: Jones & Carter, Inc. (Jim Schissler)
 Request: Approve the resubdivision of part of a platted lot with unplatted land into 31 lots on 11.765 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department

- 13. Resubdivision:** **C8-2010-0069.0A - Resubdivision of Lot 1B, Block B, Mueller Section 1, Phase A**
 Location: Barbara Jordan Blvd., Boggy Creek Watershed, RMMA NPA
 Owner/Applicant: Catellus Austin, LLC (Leo Lopez)
 Agent: Bury & Partners (Darren Huckert)
 Request: Approval of the Resubdivision of Lot 1B, Block B, Mueller Section 1, Phase A, a resubdivision of 1 lot into 2 lots on 3.322 acres.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review Department
- 14. Plat Vacation:** **C8-05-0138.1A(VAC) - San Pedro Section 1, Total Plat Vacation**
 Location: 2117 Maxwell Lane, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Marbella Development
 Agent: Blayne Stansberry
 Request: Approval of the Total Vacation of the San Pedro Section 1 Subdivision.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review Department
- 15. Plat Vacation:** **C8-2007-0063.0A(VAC) - San Pedro Section 1, Amended Total Plat Vacation**
 Location: 2117 Maxwell Lane, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Marbella Development
 Agent: Blayne Stansberry
 Request: Approval of the Total Vacation of the San Pedro Section 1 Amended Plat.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review Department
- 16. Amended Plat:** **C8-2010-0094.0A - Bolm Road Acres Subdivision; Amended Plat of Lots 11 and 12**
 Location: 5833 Bolm Road, Boggy Creek Watershed, Johnson Terrace NPA
 Owner/Applicant: Philip & Joann Stovall
 Agent: Estovel Inc. (Philip Stovall)
 Request: Approval of the Bolm Road Acres Subdivision; Amended Plat of Lots 11 and 12 composed of 2 lots on .142 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:

Request:

Direct Staff to initiate a change in a condition of zoning for property located at 1701, 1703, 1705 and 1707 East Martin Luther King, Jr. Boulevard. The specific change would modify the vertical mixed use building (V) combining district.

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Neighborhood Planning & Zoning Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.